

To Let for Business Purposes.

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Real Estate for Sale.

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Real Estate for Sale—Long Island.

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**SPINGLER BUILDING,**  
5, 7, 9 Union Square West, bet. 14th and 15th Sts., and 20 East 15th St.  
Now Ready and Open for Inspection. Strictly Fireproof. Finest  
Stores and Lightest Lofts for the Wholesale Business in  
the City, Divided to Suit Tenants.

Apply to **JAMES L. LIBBY & SON,**  
On the premises or 69 Liberty Street.

**TO LEASE.**  
The Entire Building  
**36 EAST 14TH STREET,**  
Union Square, S. W.

**TO RENT, WITH STEAM POWER,**  
Listed, desirable for manufacturing.  
**ELEVATOR AND STEAM HEAT, 23 WINDOWS**  
Also, basement, with power.  
**24-26 VANDEWATER ST.**  
Size 30x110. Power and elevator service furnished. Apply to  
**MUNRO'S PUBLISHING HOUSE,**  
ON PREMISES.

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**CASS REALTY CORPORATION.**

The Cass Realty Corporation desires to congratulate its shareholders on the continued prosperity of the institution—its sturdy growth, not alone in material wealth, but in the confidence and esteem of the people.

Until four years ago investment in choice, high-grade REAL-estate on Manhattan Island was confined entirely to the very rich, and the great masses of the people, having sums of \$50,000 and less for investment, were barred from this safe and profitable use for their money.

The very smallest sum necessary to individually own good and remunerative property on Manhattan Island was from \$75,000 to \$100,000, and the greatest profits were made in properties costing from a quarter of a million up.

But since the Cass Realty Corporation started, four years ago, it has been possible for the moderately rich, for the well-to-do, the steady saver and investor of only \$1 at a time, and the moderate investor of a few hundred or a few thousand dollars to participate in the great profits of high-grade REAL-estate, an investment which heretofore had been shared exclusively by millionaires or their heirs.

To-day it is difficult to purchase outright a foot of land in the city proper of London at any reasonable price. It is mostly held on leasehold from a comparatively few actual owners.

Each year we all see the same tendency to monopoly of the land in Manhattan Island. To-day ten in every hundred own the REAL-property of Manhattan Island and ninety are renters. Each year the demand increases, the prices go higher, and the supply of really choice property coming on the market grows less and less.

The Cass Realty Corporation is building up in New York city a great landed estate owned by its shareholders, in the profits of which REAL-property the shareholders participate and draw their income and dividends something like the heirs of other great and valuable landed estates in New York city and London.

In the regular conduct of the affairs of this Corporation it has been necessary to treat rather exhaustively of the various investments heretofore offered to the general public; by comparison with Manhattan Island, choice REAL-property, both as to safety of principal, and in amount, regularity and certainty of income, many of hitherto accepted investments have severely suffered. To dwell on the subject of Western farm mortgages and railway stocks and bonds is neither kind nor Christian-like to those who have been unfortunate.

The one thing that has stood the shock and strain of crisis and panic through all these years of financial change has been Manhattan Island REAL-estate; while all other kinds of property and investments were shuffling up in the furnace of adversity, the REAL-estate on Manhattan Island, the centre of this superb Metropolis, not only held its own, but steadily advanced in price. While the holders of other kinds of property and investments have suffered, the investors in the Cass Realty Corporation have prospered, and are to-day confirmed by the event in the wisdom of their action.

It is due to the policy of confining the investment of funds strictly to choice, rent-bearing, well-selected, high-grade Manhattan Island REAL-property, and nothing else.

We append hereto our letter of general information to contemplating investors or to those who may be interested in our methods of transacting business:

This is an investment institution pure and simple, its sole investment being Manhattan Island choice, rent-bearing REAL-estate, and nothing else.

This corporation is organized and incorporated under the laws of the State of New York, and not of New Jersey, West Virginia or other States, under the laws of which many companies seek to evade the stringent restrictions of law by the device of incorporation in one of the States mentioned.

This institution is managed and supervised in all respects in compliance with the laws of the State of New York. A board of directors, composed of twelve members by the shareholders, controls the affairs of the Corporation for the term for which they are elected.

The dividend offered to investors in the acquisition by them of ownership of valuable choice, rent-bearing Manhattan Island REAL-estate, the ownership of this property gives to our shareholders not only its quarterly income, but also its increase in price. Specifically, this means dividends from the properties' profits of one per cent. payable quarterly, and a pro rata interest in undivided profits, at present, in the fourth year of our business, amounting to \$2,794.50.

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209, 211, 213 East 23d St., N. Y.

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**FLUSHING!**  
INGLESIDE,  
10 MINUTES FROM 34TH STREET FERRY BY  
RAIL; COMMUTATION 7 CENTS.  
**\$3,500 HOUSE.**

**\$300 Cash, \$12.50 Monthly.**

IT IS TIME TO DECIDE WHETHER YOU ARE GOING TO PAY RENT ANOTHER YEAR, OR PUT THE MONEY IN A HOME FOR YOURSELF AND FAMILY—SOMETHING SOLID, PERMANENT AND PROFITABLE. OUR EASY TERMS OF PAYMENT HAVE ENABLED HUNDREDS TO PAY FOR HOMES WITH THEIR RENT MONEY. WHY NOT YOU? THIS LOOKS LIKE A \$2,000 HOUSE. IT HAS ALL THE IMPROVEMENTS AND IS BUILT OF AS GOOD MATERIAL AS THOSE COSTING THAT MUCH. OUR PRICE WITH TWO LOTS OF GROUND, IS BUT \$3,500, AND HERE IS A FAIR, PLAIN STATEMENT OF WHAT IT WOULD COST TO CARRY IT PER YEAR AFTER PAYING \$300 CASH:

\$1,900 mortgage, 6 per cent.	\$114
1,900 mortgage, \$12.50 monthly, no interest.	120
Tax, estimated, 100 sq. ft. lot.	30
Insurance	40
Water, about	6111

OR LESS THAN \$20 PER MONTH, OF WHICH \$130 EACH YEAR GOES TOWARD PRINCIPAL. THERE IS NO PART OF GREATER NEW YORK THAT CAN COMPARE WITH FLUSHING AS A PLACE OF RESIDENCE.

**30 Houses Now Building.**  
**COVERT & CO., BUILDERS**  
4 BLOCKS FROM MURRAY HILL STATION.

Houses have large hall, parlor, library, dining room and kitchen, two bedrooms and four bathrooms, bath, central electric hot air furnace, plate glass doors, article hardwood mantels, mirrors, fine tape and carpets, elegant gas fixtures, slate tile, large range, stationary water heater, and all the latest improvements. The houses are built of the best material, finished in the most improved pattern, back air sanitary, inspected and tested, steel clad and the most substantial, supply and waste, and everything all put in under New York Board of Health rules.

Base leave 30th at 10:10, 11:50, 1:30, 3:20, 5:10, 6:50, 8:40, 10:30, 12:20, 2:10, 4:00, 5:50, 7:40, 9:30.

Free tickets on application to COVERT & CO., Flushing. Take train to Murray Hill Station.

**5 ACRES FOR \$100.**

This property is located high and dry, free from any swamp land. It is one of the best of its kind in the State of New York. It is one of the best of its kind in the State of New York. It is one of the best of its kind in the State of New York.

**For Sale or To Let—City.**  
**MORRIS HEIGHTS.**  
17 Minutes from 42d St. Depot.  
Cottages within Walking Distance of Station  
**\$700 AND \$900.**  
Also House at Kingsbridge,  
**\$500.**  
ESTATE OF HUGH N. CAMP, 55 Liberty St.

**Real Estate Wanted.**  
FARM, country and village residences, hotels, and large estates for sale or lease. Apply to  
J. TAYLOR, 201 Broadway.

**Real Estate for Sale—Country.**  
A STUNNING BARGAIN—Elegant residence with large farm, surrounding beautiful lake, also country and village residences, hotels, and large estates for sale or lease. Apply to  
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**Newport Cottages.**  
LIST AND PARTICULARS BY  
**DE BLOIS & ELDRIDGE,**  
6 West 41st St., N. Y., and Newport, R. I.

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**Real Estate for Sale—Brooklyn.**  
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**Real Estate for Sale—Long Island.**  
A STUNNING BARGAIN—Elegant residence with large farm, surrounding beautiful lake, also country and village residences, hotels, and large estates for sale or lease. Apply to  
J. TAYLOR, 201 Broadway.

**ELMHURST,**  
Twelve minutes from 5th St. Ferry, 25 by Flushing from all Ferries and Bridge via Grand St. or through THE CENTRE OF C  
KARER CITY HALL

**'Higher Grade Houses.**  
More improvements, more for your money, and a more offered.

**SOLD SAME AS**  
1,700 lots, all restricted, with stores only on 100 50 foot vacant adjoining; 125 houses finished within every resident a house owner and our best references. 400 lots on monthly installments at MURRAY HILL. SEVER & CO., 42 William St., NEW YORK CITY.

**Long Island.**  
same from 99th St. Ferry, 25 by Flushing from all Ferries and Bridge via Grand St. or through THE CENTRE OF C  
KARER CITY HALL

**REATER NEW YORK,**  
THAN 100TH STREET.

**Higher Grade Property.**  
greater certainty of increase in value than anywhere

**PAYING RENT.**  
ley streets, all houses on two lots, 25x100 each, and two years. Prices from \$2,500 to \$5,000; no tenants. Cheaper houses for sale at NORTH WOODSIDE; also FLUSHING. Office at station, Elmhurst, L. I., or CORD

**Real Estate for Sale—New Jersey.**  
**\$500 A LOT.**  
RIGHT IN THE CITY  
**\$2 CASH DOWN**  
A great boom here. Buy for a home. Buy for 1 1/2 cents R. R. fare

**FREE EXCURSIONS**  
"Where and how to live" are questions of great moment to the business man and his family. The problem is worthy of careful consideration, but we have solved it to the entire satisfaction of many New York business men, and are doing it daily at our office. 15 West 42nd St., 271 Broadway, New York City.

**TENAFLY, N. J.**  
The house plots we are selling, with water mains, and the best of the Tenafly, are larger and better than those usually offered for sale. All are restricted to residential purposes only. Improvements good. Our property is on the move. Come and grow up with us. Information cheerfully given at our office. 15 West 42nd St., 271 Broadway, New York City.

**Real Estate at Auction.**  
**PHILIP A. SMYTH, Auctioneer.**  
ABSOLUTE SALE WITHOUT RESERVE  
By order of WILLIAM J. LARDNER and MARCEY J. SULLIVAN, Esqs., EXECUTORS, etc., of MARY F. BAKER, deceased. JOHN M. LOWERY, Esq., COUNSEL.

**VALUABLE 3D AVENUE CORNER AND INSIDE PROPERTY.**  
ON THURSDAY, APRIL 8, at 12 o'clock M., at Real Estate Sale Room, 111 Broadway.

**Real Estate for Sale—Jersey City.**  
A STUNNING BARGAIN—Elegant residence with large farm, surrounding beautiful lake, also country and village residences, hotels, and large estates for sale or lease. Apply to  
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